038.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,600 /	588,600
					USE VALUE:	588,600 /	588,600
					ASSESSED:	588,600 /	588,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIDANEMARIAM NEGUSSIE
Owner 2:	MERA KOLELECH
Owner 3:	
Street 1:	11 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SABBAG MITCHELL G -
Owner 2:	-
Street 1:	11 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	195,400		393,200	588,600
Total Card	0.149	195,400		393,200	588,600
Total Parcel	0.149	195,400		393,200	588,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.95 | /Parcel: 437.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25467

GIS Ref

GIS Ref

Insp Date 10/31/18

!3167!

PREVIOUS ASSESSMENT

Parcel ID 038.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,400	0	6,480.	393,200	588,600	588,600	Year End Roll	12/18/2019
2019	101	FV	185,300	0	6,480.	356,400	541,700	541,700	Year End Roll	1/3/2019
2018	101	FV	185,300	0	6,480.	337,900	523,200	523,200	Year End Roll	12/20/2017
2017	101	FV	185,300	0	6,480.	294,900	480,200	480,200	Year End Roll	1/3/2017
2016	101	FV	185,300	0	6,480.	251,900	437,200	437,200	Year End	1/4/2016
2015	101	FV	173,600	0	6,480.	233,500	407,100	407,100	Year End Roll	12/11/2014
2014	101	FV	173,600	0	6,480.	193,500	367,100	367,100	Year End Roll	12/16/2013
2013	101	FV	173,600	0	6,480.	184,300	357,900	357,900		12/13/2012

PRINT

Date	Time
12/10/20	18:28:48

LAST REV

Date	Time
04/02/19	14:59:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3167

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SABBAG MITCHELL	42687-222		5/3/2004		418,000	No	No		
	8566-437		6/27/1997	Family		No	No		N

USER DEFINED

Prior Id # 1:	25467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	372	PATRIOT
8/19/2004	MLS	MM	Mary M
2/28/2000	Meas/Inspect	263	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	62972
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265464
Depreciation:	70083
Depreciated Total:	195382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

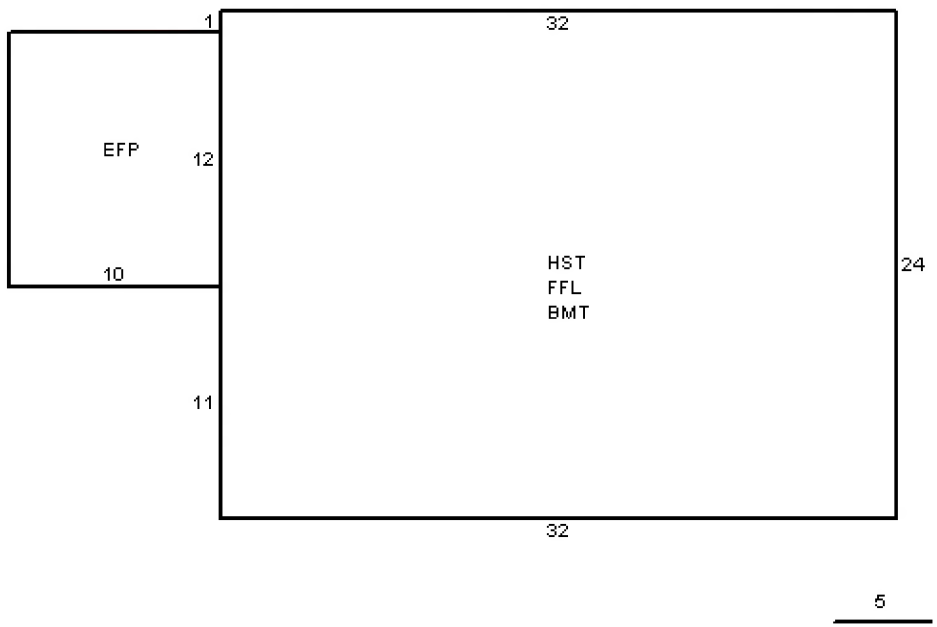
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	95.78
Final Total:	195400	Val/Su SzAd	169.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.460	34,916
FFL	First Floor	768	140.320	107,765
HST	Half Story	384	140.320	53,882
EFP	Enclos Porch	120	49.410	5,929

Net Sketched Area:	2,040	Total:	202,492
Size Ad	1152	Gross Are	2424	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	